

25 Sparta Avenue

Neighborhood Shopping Center

25 Sparta Avenue/CR181, Sparta
Sussex County, New Jersey, 07871

PROPERTY DESCRIPTION

6,747 SF award-winning and well maintained neighborhood shopping center anchored by Talbots. Situated on approximately one acre, surrounded by neighborhood businesses and restaurants, Talbots Plaza affords full access to Sparta Avenue with excellent visibility and signage.

AVAILABLE SPACE

Unit B: 1,594 SF (Available 3-1-24)

RENTAL RATES

Upon request, subject to use and creditworthiness

CAM, RE TAXES & INS

+/- \$10.97 psf projected 2024

PARKING

41 on-site parking spaces

ZONING

Town Center Commercial – Stores for retail business, restaurants, banks and offices for business, executive and professional purposes.

TRAFFIC COUNTS

ADT 21,320 Sparta Avenue /CR181

COMMENTS

- Sparta has been voted as one of the best places to live in New Jersey Monthly and Money Magazine for quality of life since 2006;
- Potentially suitable uses may include hair/nail, yoga/wellness, health/nutrition, financial services, jewelry/accessories, dry cleaners



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**FOR ADDITIONAL INFORMATION
CONTACT EXCLUSIVE LEASING & MANAGING AGENT**

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SILBERT

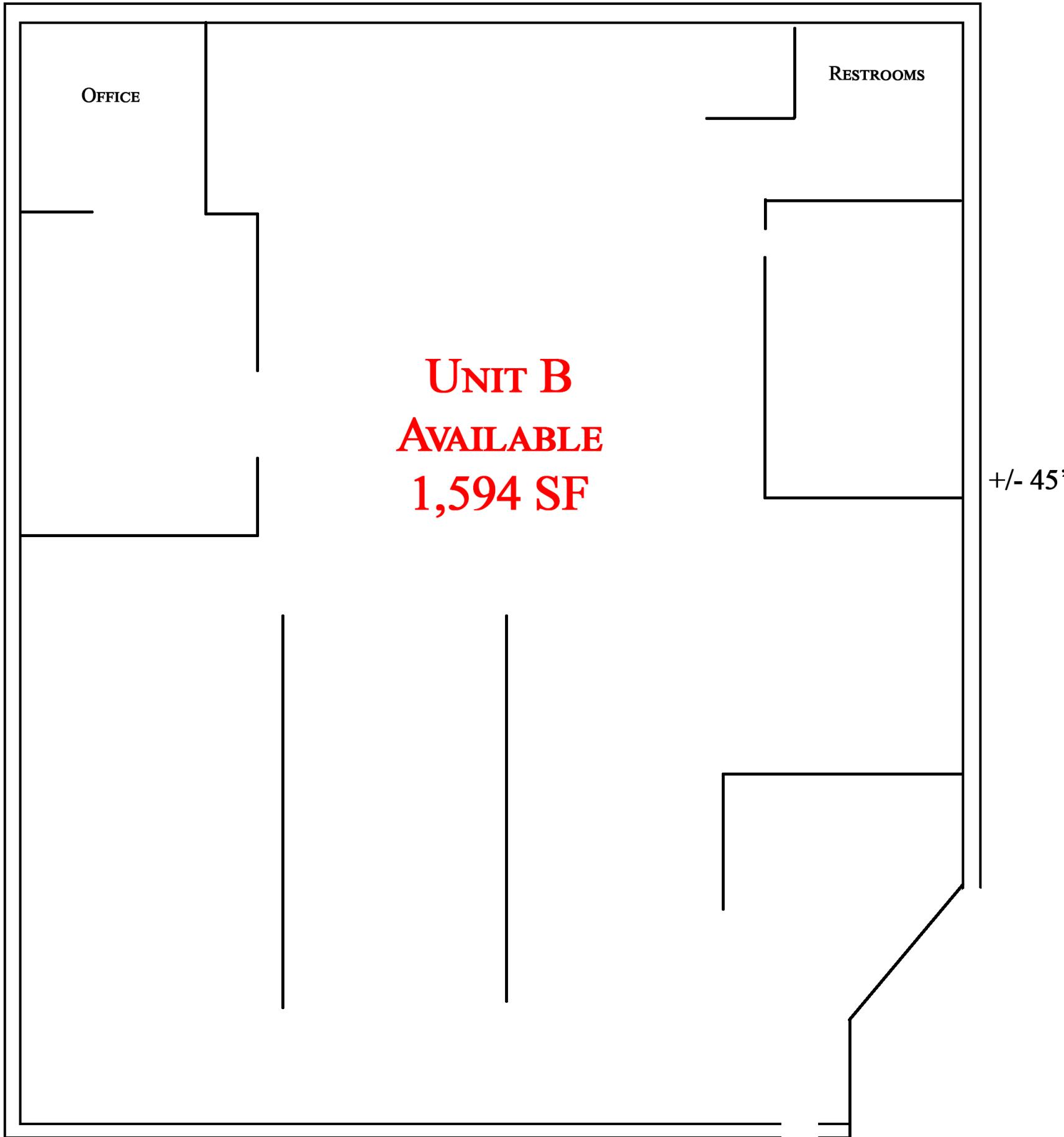
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road
Suite 203
Warren, NJ 07059

Leasing Plan



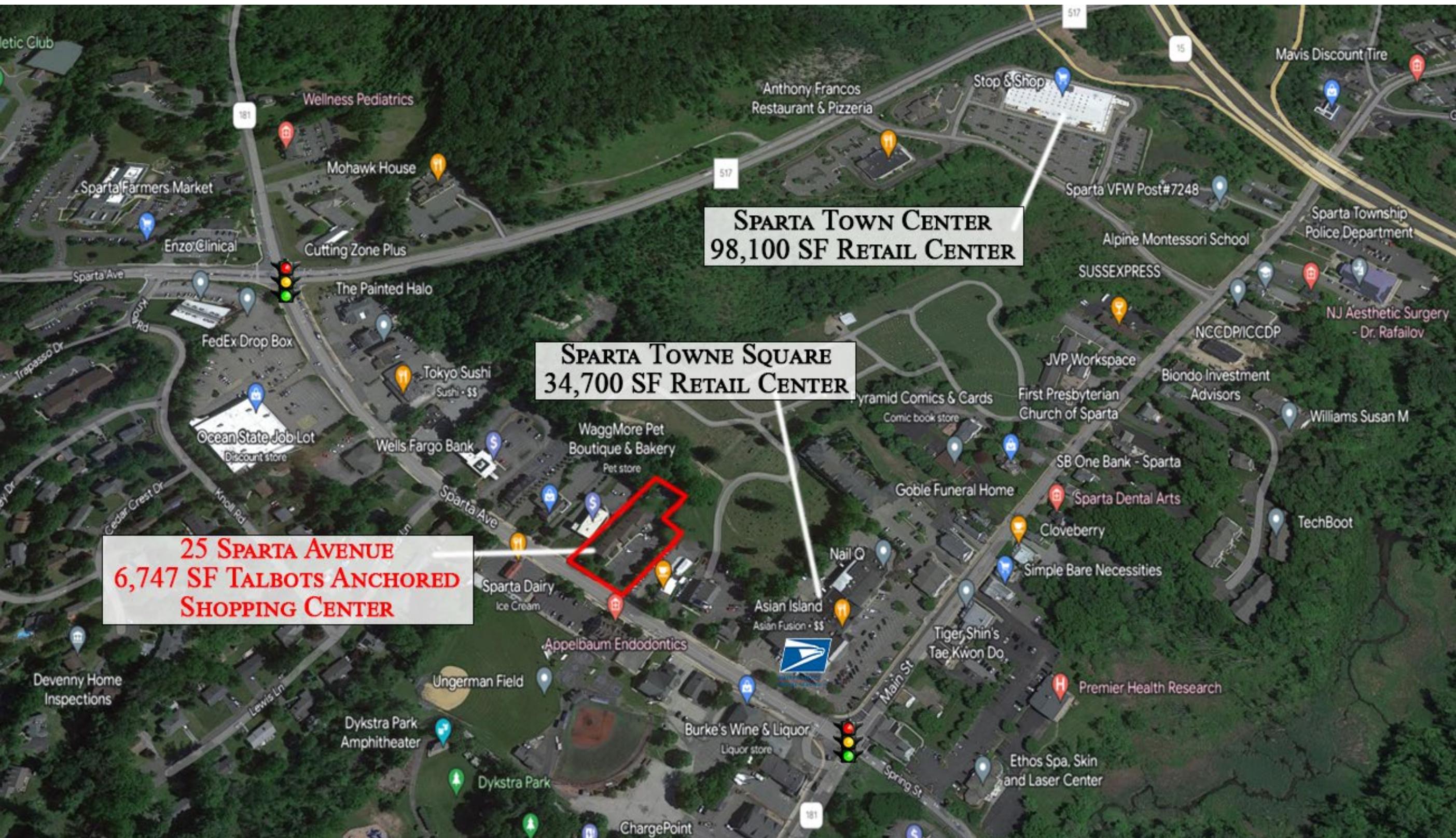
Unit B Floor Plan



Exterior Photograph of Unit B



Immediate Aerial



AREA DEMOGRAPHICS

2 Mile Radius

Population	8,940
Median HH Income	\$159,423
Average HH Income	\$205,989
Median Age	45.0
Daytime Population	6,772

3 Mile Radius

Population	16,711
Median HH Income	\$163,522
Average HH Income	\$207,340
Median Age	44.8
Daytime Population	10,139

5 Mile Radius

Population	33,333
Median HH Income	\$154,860
Average HH Income	\$199,533
Median Age	44.1
Daytime Population	20,721

